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Realty Title

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 09/07/01 14:17 3pgs
Fees:18.00 Taxes:333.00
20010907-0097419

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2001 between **SANDRA SCOTT, A SINGLE WOMAN** of **DAVIDSON** County, Tennessee, First Parties, and

Richard L. McManigle

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO SANDRA SCOTT, A SINGLE WOMAN, BY DEED FROM LINDA JOYCE MATLOCK, FORMERLY LINDA JOYCE FOX, A SINGLE WOMAN, OF RECORD IN BOOK 11606, PAGE 981, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Sandra Scott
SANDRA SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SANDRA SCOTT**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of August, 2001.

Harper S. Mowry
Notary Public, Davidson County, Tennessee
My Commission Expires January 31, 2004

Harper S. Mowry
Notary Public
Printed name: Harper S. Mowry

My commission expires:_____
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:

New Owner:

Richard L. McManigle
5852 Brentwood Trace
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
SouthTrust Mortgage
210 Wildwood Parkway
Birmingham, AL 35209

~~CETA~~ 160 14 B 148 C)

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this 20th day of August, 2001.

Harper S. Mowry
Notary Public
Printed Name Harper S. Mowry

My commission expires 1/31/2004

Harper S. Mowry
Notary Public, Davidson County, Tennessee
My Commission Expires January 31, 2004

HARPER S. MOWRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $90,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2001.

Catherine R. Vass
Notary Public at Large

My commission expires 5/30/2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

EXHIBIT "A"

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 5852, IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD TRACE CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 219, AS REVISED OF RECORD IN BOOK 5200, PAGE 230 AND IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN MASTER DEED RECORDED IN BOOK 5524, PAGE 415, AMENDED IN BOOK 5545, PAGE 510, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SIGNED FOR IDENTIFICATION:

Sandra Scott

SANDRA SCOTT